Verified RealEstate™

REFERENCE
20/2024-2025

ISSUED
18 November 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF INDUSTRIAL BUILDING AND EXISTING BUILDING (WEAVING UNIT - 676.50 Hp) IN Re.S.F. Nos: 9/2B, 9/3, 9/6, 9/7, 9/9 AT VIJAYAPURI VILLAGE & PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

Applicant : Mr.N.Shanmugasundaram

Application No: SWP / BPA / 00335731 / 2024 ; Date:25.08.2024

SITE AREA DETAILS	AREA IN Sq.m
AS PER DOCUMENT	6869.95
AS PER PATTA	7114.00
SUPERIMPOSED AREA	7186.95

OPEN SPACE RESERVATION:

OSR AREA : 719.87 Sq.m. 10.12%

BUILDING FLOOR WISE BREAKUP DETAILS

FLOOR NAME (GROUND FLOOR)		FSI Area in Sqmt	Non FSI Area in Sqmt	Total Builtup Area in Sqmt
BLOCK - 1 (MACHINERY HALL)	EXISTING GROUND FLOOR	682.49	-	682.49
BLOCK - 2 (LABOUR QUARTERS)	EXISTING GROUND FLOOR	487.06	-	487.06
BLOCK - 3 (MACHINERY HALL)	PROPOSED GROUND FLOOR	1476.99	-	1476.99
BLOCK - 4 (OFFICE ROOM)	PROPOSED GROUND FLOOR	57.96	-	57.96
	TOTAL	2704.50	-	2704.50

FSI - $\frac{2704.50}{7114.00}$ = 0.380 < 1.50

JOINERY DETAILS:-

		IN FEET	IN METRE
RS	ROLLING SHUTTER	11'-0" X 8'-0"	3.35 X 2.44
D0	DOOR	11'-0" X 8'-0"	3.35 X 2.44
D	DOOR	6'-0" X 8'-0"	1.83 X 2.44
D1	DOOR	4'-0" X 7'-0"	1.22 X 2.13
D2	DOOR	2'-6" X 7'-0"	0.76 X 2.13
W	WINDOW	6'-0" X 5'-0"	1.83 X 1.52
W1	WINDOW	4'-6" X 4'-6"	1.37 X 1.37
W2	WINDOW	3'-0" X 4'-6"	0.91 X 1.37
V	VENTILATOR	6'-0" X 2'-0"	1.83 X 0.61
V1	VENTILATOR	3'-0" X 2'-0"	0.91 X 0.61

MAXIMUM HEIGHT OF THE BUILDING : 9.29 M

PARKING DETAILS:

S.No.	DESCRIPTION	Stall Size	Required	Provided
1	1 Cycle space for every 50Sq.m of Machinery hall floor area or part thereof	0.56m x 1.80 m	43	45
2	1 Two Wheeler space for every 50Sq.m of Machinery hall floor area or part thereof	1.00m x 1.80 m	43	45
3	1 car space for every 100Sq.m of Office floor area	2.50m x 5.00 m	01	02
4	1 PH car space for every 100Sq.m of Office floor area	3.60m x 5.00 m	01	01
5	1 Lorry space for every 500Sq.m of Machinery hall floor area	3.50m x 10.00m	05	05

NUMBER OF MEN TO BE EMPLOYED - 15 Nos

NUMBER OF WOMEN TO BE EMPLOYED - 15 Nos

NOTE:

All dimensions are in meter

COLOUR INDEX

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

DRIVEWAY

HP DETAILS:

S.No	DESCRIPTION	HP	Nos	USAGE HP
1	AIRJET LOOM	8.5HP	36Nos	306.00HP
2	AIR COMPRESSOR	200HP	1No	200.00HP
3	HUMIDIFICATION PLANT	53HP	1No	53.00HP
4	RAPIER LOOM	7.5HP	12Nos	90.00HP
5	AIR COMPRESSOR	7.5HP	1No	7.50HP
6	LIGHT	20HP	---	20.00HP
	TOTAL HP		51Nos	676.50HP

OFFICE USE:

ROC NO: 20/ 2024-2025

OFFICE USE:

SITE APPROVAL
Roc No: SWP/BPA/00335731/2024
Site Boundary shown as "A to N" and numbered as SWP/DTCP/ERODE/
Site Approval No:286/2024

TECHNICAL APPROVAL
Roc No: SWP/BPA/00335731/2024
SWP/DTCP/ERODE/B.P.D.TCP No:35/2024

APPLICANT

Er. V. SOUNDARA RAJAN M.E (Struc.) (Ph.D)
Registered Engineer Grade I (RE-Gr.I)
Reg.No.04/2020/RE-Gr.I/EDTCP
greensKy Construction,
1st Floor, Sendhur Complex, Karattur, Gobi.

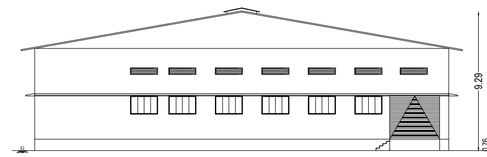
REGISTERED ENGINEER

Er. V. SOUNDARA RAJAN M.E (Struc.) (Ph.D)
Registered Structural Engineer Grade I (RSE-Gr.I)
Reg.No.05/2020/RSE-Gr.I/EDTCP
greensKy Construction,
1st Floor, Sendhur Complex, Karattur, Gobi.

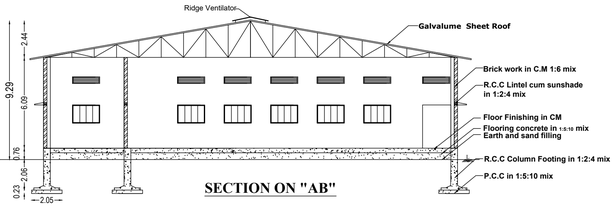
REGISTERED STRUCTURAL ENGINEER

Surveyor / Assistantr Draughtsman	D.Kanagaraj
Draughtsman-III	K.Velmurugan
Supervisor/ Draughtsman-II	K.Kannan

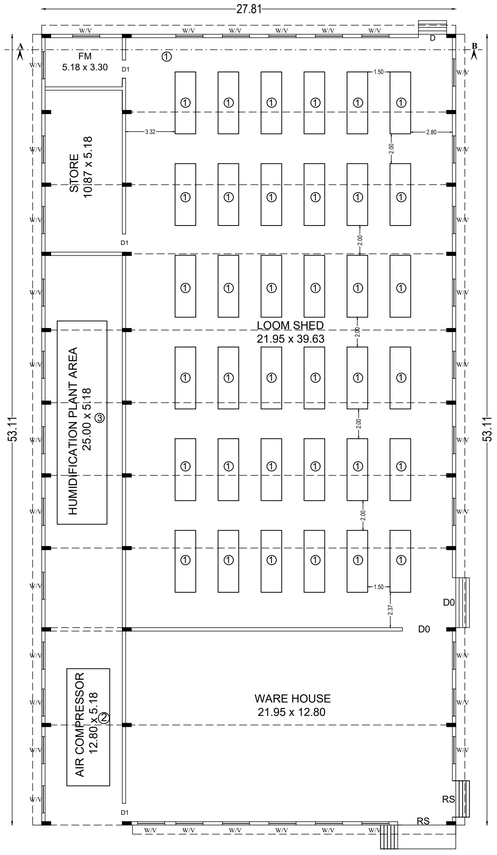
Deputy Director (I/C),
District Town and Country Planning Office
Erode Disrict



ELEVATION

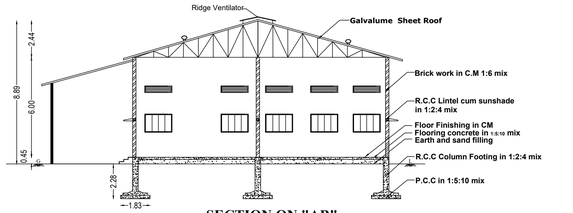


SECTION ON "AB"

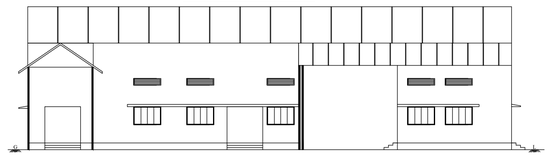


PLAN

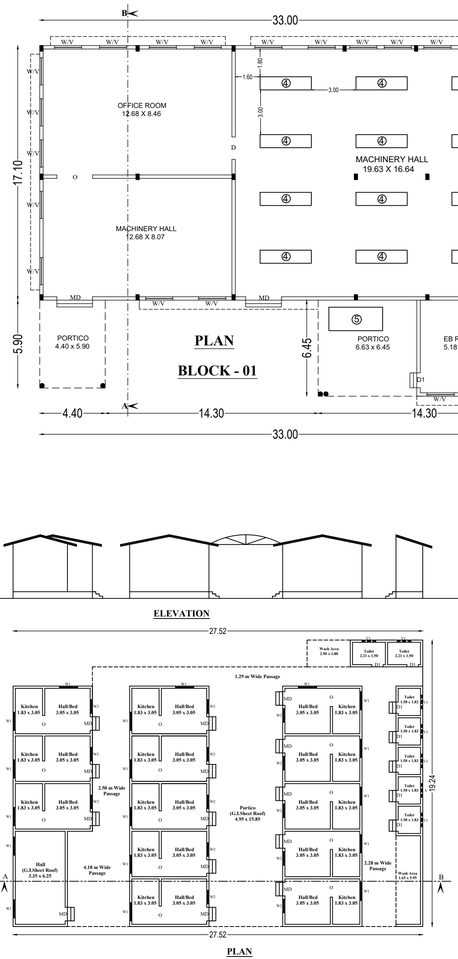
BLOCK - 03



SECTION ON "AB"

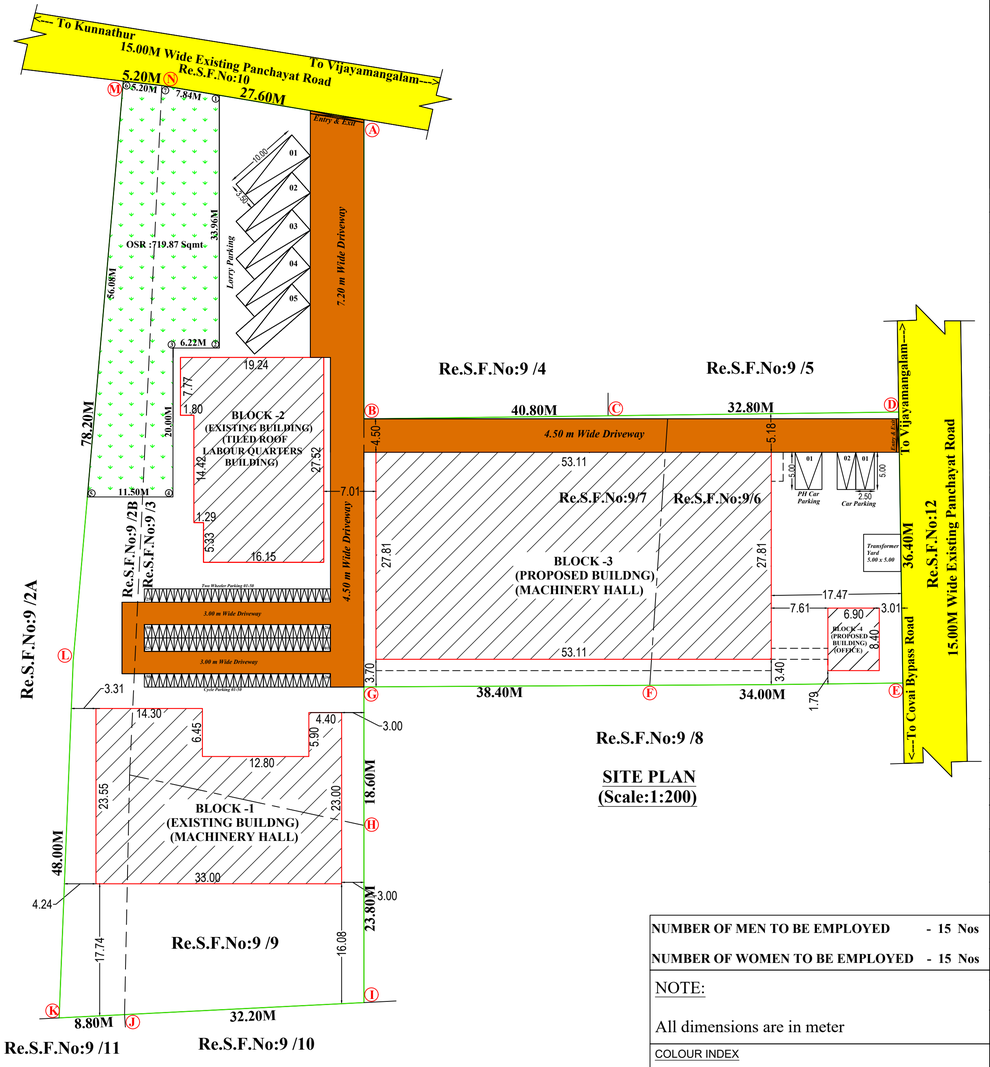


ELEVATION

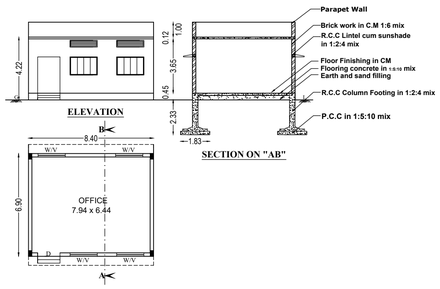


PLAN

BLOCK - 01



SITE PLAN
(Scale:1:200)

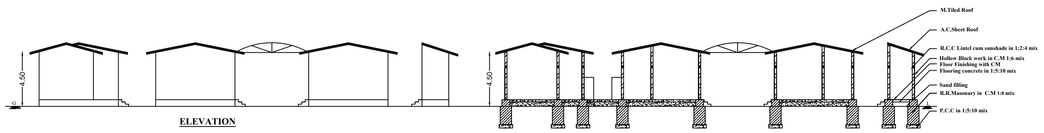


ELEVATION

SECTION ON "AB"

PLAN

BLOCK - 04

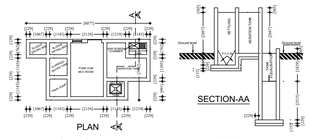


ELEVATION

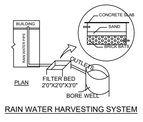
SECTION ON "AB"

PLAN

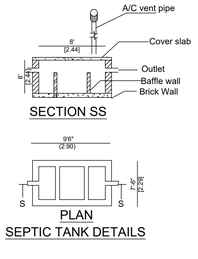
BLOCK - 02
(TILED ROOF LABOUR QUARTERS BUILDING)



SEWAGE TREATMENT PLANT (NOT TO SCALE)

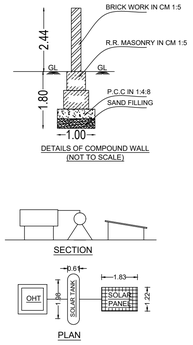


RAIN WATER HARVESTING SYSTEM



SECTION SS

SEPTIC TANK DETAILS



DETAILS OF COMPOUND WALL
(NOT TO SCALE)

SOLAR SYSTEM

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.